



Addendum #2024-035

Issued: Wednesday, August 14, 2024

Informational Meeting Sign-In, Pre-submitted/Meeting Q+A, Presentation

Project: 2024-035
 Project Name: **Natural Resources Building – Replace Piping for Wet Fire Suppression**
 Phase: Request for Qualifications
 Meeting Location: Teams Virtual Meeting
 Date/Time: Wednesday, August 7th, 2024 11:00 AM PT
 DES PM: Kathy Yi, Kathy.yi@des.wa.gov

NOTICE TO ALL POTENTIAL RESPONDENTS

The Request for Qualifications (RFQ) is modified as set forth in this Addendum. The original RFQ documents remains in full force and effect, except as modified by this addendum, which is hereby made part of the RFQ. Respondent shall take this Addendum into consideration when preparing and submitting its Statement of Qualification.

Visit our webpage for additional information: <https://des.wa.gov/services/facilities-and-leasing-management/architecture-engineering-design-consultants/current-projects-advertised-consultant-selection>

1. The following are changes to the procurement requirements:

Reference Section	Change

2. Questions and Answers:

Questions	Answers
1. Please confirm if pre-action releasing system components (devices, wiring, etc) are in scope of work?	1. The pre-action system components are the same age as the building sprinkler system and would like to suggest replacing all the associated system components. This would be a good opportunity to eliminate as many of the pre-action systems as we can during this project and revert them back into the buildings wet sprinkler system. Several of the spaces that have pre-action systems installed don't have any special hazards that would warrant a pre-action system. Assessing the pre-action system spaces with the agencies that occupy



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	them would be needed but will save a lot of money long term.
Are there any expectations or has the reason for " pipe failure" been identified and are there expectations for mitigating this (assuming the culprit) is the water source?	NRB sprinkler system is all original piping from 1992 and therefore 40-year service lifespan for wet fire sprinkler systems would put us due for replacement in 8 years. Trapped air can contribute greatly to corrosion in sprinkler systems, and I do know that the low point drains on the branch lines in this building are not actually the "low points" in the system. Because of this, there is a lot of trapped air in the system year-round. Correct orientation of the slope of the pipes and automatic air-venting would increase the lifespan of the new system.

Sign-in as captured in chat:

Name	Agency/Firm	Contact Information
Kathy Yi	DES	Kathy.yi@des.wa.gov
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Natasha Guilao	Hultz BHU Engineers	natashag@hultzbhu.com
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Michael Tagles	Hultz BHU Engineers	michaelt@hultzbhu.com
Nick Baker	Wood Harbinger	nbaker@WoodHarbinger.com
Emily Fisher	Reyes Engineering	Efisher@reyeseng.com

3. Attachments:

1. Informational Meeting Presentation

End of Addendum #01



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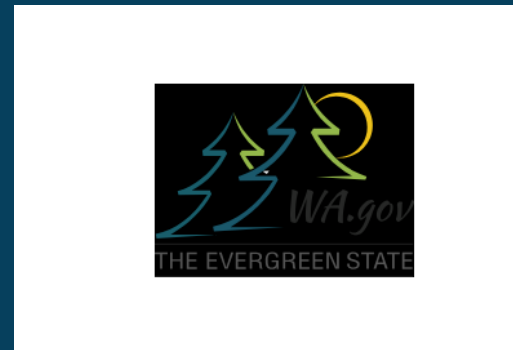
2024-035

Natural Resources Building Replace Piping for Wet Fire Suppression

Informational Meeting

Kathy Yi | Project Manager

NRB: 1111 Washington Street SE, Olympia, WA 98501



- The Natural Resources Building was constructed in 1992 and the existing wet fire suppression pipework is failing, corroding and needs replacing. The existing system is part of the original construction and in its current condition it poses a potential threat to life safety.
- There are currently five tenants occupying the Natural Resource Building which are the Department of Agriculture, Department of Fish and Wildlife, Department of Natural Resources, Department of Services for the Blind, and Washington State Recreation and Conservation.

Scope of Work

- This Request for Qualifications is for the purpose of selecting a consultant to provide design and construction administration to replace the failing wet fire suppression pipework throughout the Natural Resources Building
- The consultant will provide design and construction administration to include engineering services for replacement of the wet pipe sprinkler system, demolition and replacement of the ceilings, construction cost estimate, and the phasing plan during construction.
- The wet pipe system will be replaced from the wet pipe riser alarm valve located in Parking Level I riser room and include the first floor through sixth floors and the mechanical penthouse which will be approximately 305,000 square feet. The replacement to include three stairwell automatic Class I wet standpipes which supply water to the floor levels and to include the replacement of 7 pre-action fire suppression systems.
- The consultant will also include phasing coordination and plans for the construction in the occupied building.

Further Information

The preliminary Maximum Allowable Construction Cost (MACC) for this project is approximately \$6,100,000.00.

This Project is funded partially for design services in the 2023-2025 biennium with remaining design and construction funding anticipated in 2025-2027 biennium.

The 30% design must be completed by June 30th, 2025.

Anticipated Selection Schedule

RFQ Notice Issued	July 31 st , 2024
Informational Meeting	August 7 th , 2024 at 11:00 AM PT
Statement of Qualifications (SOQ) Due	August 21 st , 2024 prior to 2PM PT
Short-listed firms selected and notified	Week of September 3 rd , 2024
Interview Period	Week of September 9 th , 2024
Firm(s) Selected and Announced	Week of September 16 th , 2024
Agreement(s) Executed	Early October 2024

Phase I Evaluation Criterion

Qualifications of Key Personnel Identify specific individuals and sub-consultants for key positions and show interrelationships and reporting hierarchy for your proposed team. Describe how each individual's professional experiences are relevant and bring value to the project. Provide proposed percentage of time that the Owner intends to assign each individual or sub-firm to the Project.	30 points
Relevant Experience Discuss projects your firm has undertaken of similar scope, size and complexity within the past five to eight years. Describe attributes of past projects that have met goals similar to the Owner's goals for this project. Identify delivery methods for each project. Provide original project budget and actual completed costs along with current contact information for reference checking.	35 points
Past Performance Describe the approach the Proposer might utilize to achieve and maintain Owner's project scope, schedule and budget. Describe and provide examples of how the proposer successfully developed Owner's project scope while staying within the proposed budget. Discuss tools and methods for scheduling projects for both design and construction. Show how the interrelationship of successful management of scope, schedule, and budget creates successful projects.	35 points
Diverse Business Inclusion Strategies Describe strategies to increase opportunities for diverse business participation.	Not scored



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Q & A Closing Statement

Please email additional questions to
kathy.yi@des.wa.gov



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THANK YOU